

Solicitation Attachment #1
Rate Structure
Base Pier Design

Building: All Term: 20 years Space/Area: 28,205

BOMA Office Area Square Feet Offered:	All Offered Space
1. Base Rate: The INITIAL firm term base rate per ANSI/BOMA Office Area square foot (USF) for the Building Shell (excluding the cost of services and utilities in line item #2 below). The base rate shall be flat over the firm term.	\$ <u>70.96</u>
2. The Base Year operating costs for services and utilities per USF. This equals line 27A of the GSA Form 1217 divided by the Total USF in the building.	\$ <u>5.55</u>
3. Tenant Improvements: (a) The annual cost to amortize the Tenant Improvement allowance, such allowance being \$115.00 per USF for evaluation. Such amortization is to be compounded monthly over the INITIAL term of the lease. (b) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$115.00 per USF over the INITIAL term of the lease. (c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements above \$115.00 per USF over the INITIAL term of the lease up to \$135.00 per USF.	\$ <u>10.29</u> <u>6.5</u> % <u>n/a</u> %
4. The lease rate per USF for: (a) The INITIAL term including a \$115.00 per USF Tenant Improvement allowance. This equals the sum of lines 1, 2, and 3(a) above.	\$ <u>86.80</u>
5. The number of months of free rent without any payment of base rent, operating expenses, or amortization of \$115.00 per USF initial term Tenant Improvement allowance for: a) The INITIAL term.	<u>0</u> mos.
6. Lessor/Construction Markups. The total cost of markups evaluated against the tenant improvement allowance up to \$115.00 per USF, shall not exceed: -Offeror's General Contractor's Overhead and Profit <u>5</u> % -General Contractor's General Conditions <u>7</u> % -Offeror's Project Management Fee <u>0</u> % - Architectural and Engineering Fee <u>9</u> %	